From: Scala, Mary Joy
Sent: Friday, July 19, 2013 9:31 AM
To: Eric Amtmann (EAmtmann@dgparchitects.com)
Cc: 'jjg@dzshq.com'
Subject: BAR Action - 144 Chancellor Street

Delta Zeta National Housing Corporation
202 E Church Street
Oxford, OH45056

Certificate of Appropriateness Application
BAR 13-07-03
144 Chancellor Street
Tax Map 9 Parcel 109
Delta Zeta National Housing Corporation, Owner/ Eric Amtmann, AIA, Applicant
Demolish building

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on July 16, 2013. The following action was taken:

Denied (7-0).

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall - 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

From: Scala, Mary Joy
Sent: Friday, November 08, 2013 10:10 AM
To: Eric Amtmann (EAmtmann@dgparchitects.com)
Cc: jjg@dzshq.com
Subject: City Council Action - 144 Chancellor Street

November 8, 2013

Delta Zeta National Housing Corporation
202 E Church Street
Oxford, OH45056

Certificate of Appropriateness Application
BAR 13-07-03
144 Chancellor Street
Tax Map 9 Parcel 109
Delta Zeta National Housing Corporation, Owner/ Eric Amtmann, AIA, Applicant
Demolish building

Dear Applicant,

Your appeal of the Charlottesville Board of Architectural Review's July 16, 2013 decision to deny demolition of the above referenced property was heard at a meeting of the Charlottesville City Council on October 21, 2013. The following action was taken:

City Council unanimously upheld (5-0) the Board of Architectural Review's decision to deny demolition.

In accordance with Charlottesville City Code 34-286 (c), this decision may be further appealed by the property owner to the Circuit Court of the City of Charlottesville by filing a petition within thirty days of Council's decision. In addition, the property owner may follow a process to offer the property for sale, as outlined in Charlottesville City Code 34-286 (d) and (e). Please be aware that, should you choose to pursue that process, the first step is to return to City Council to confirm that the proposed offering price is reasonably related to the fair market value. Please see the City Code for details of Section 34-286.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

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CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
July 16, 2013

Certificate of Appropriateness Application
BAR 13-07-03
144 Chancellor Street
Tax Map 9 Parcel 109
Delta Zeta National Housing Corporation, Owner/ Eric Amtmann, AIA, Applicant
Demolish building

Background

144 Chancellor Street (1905) is a contributing structure in The Corner ADC district. The building appears on the 1907 Sanborn Map as a school.

Application

The applicant is requesting approval to demolish the building.

Criteria and Guidelines
Review Criteria Generally

Sec. 34-284(b) of the City Code states that,
In considering a particular application the BAR shall approve the application unless it finds:
(1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
(2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Considering Demolitions include:
The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:
(a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:

(1) The age of the structure or property;
The building was built in 1905.

(2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;
The building is a contributing structure in the Rugby Road - University Corner historic district, which is listed on the National Register of Historic Places and the Virginia Landmarks Register.

(3) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;
There are no known associations.

(4) Whether the building or structure, or any of its features, represent an infrequent or the

first or last remaining example within the city of a particular architectural style or feature;
The former school building represents an unusual building type in The Corner ADC District.

5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and
144 Chancellor Street could be reproduced.

(6) The degree to which distinguishing characteristics, qualities, features or materials remain;
The simple design of the schoolhouse has been retained. The footprint and openings appear original. The building has been remodeled, including the addition of siding, and reconstruction of the entrance porch, in the same size as the original, which appears to have been added between 1913 and 1920.

(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.
144 Chancellor Street is linked historically and aesthetically to other residential and formerly residential buildings along Chancellor Street and Elliewood Avenue. This resource offers an example of a small vernacular building built to serve the residents in the area as a school. This connection greatly adds to the significance of the structure.

(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;
The applicant has submitted a structural report prepared by Dunbar, Milby, Williams, Pittman and Vaughan, dated February 9, 2010; and a partial building inspection report prepared by Martin Quarles, dated January 8, 2010.

(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and
The applicant intends to raze the building.

(e) Any applicable provisions of the city's Design Guidelines

1. *The criteria established by the City Code.*
   See above.

2. *The public necessity of the proposed demolition.*
   There is no public necessity.

3. *The public purpose or interest in land or buildings to be protected.*
   The public purpose is to save tangible evidence and reminders of the people of Charlottesville, their stories, and their buildings. It is important to protect a broad spectrum of historic resources so that the sense of community continuity and belonging will be meaningful to all of the City's residents. This building is of particular significance because of its age and because it was originally built as a school.

4. *The existing character of the setting of the structure or area and its surroundings.*
   This is a residential area zoned for mixed-use development.

5. *Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.*
   The location of 144 Chancellor Street is part of its significance.

6. *Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.*
   The small residential scale of The Corner ADC District is threatened by its current zoning, which allows mixed use. It is important to preserve all the remaining structures that contribute to the character of the area.

7. *Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.*
   A structural report has been prepared for 144 Chancellor Street. Its findings support the proposed demolition, that the building's current condition is not suitable for occupancy, and that the cost to bring the building to a condition that would permit occupancy could exceed the cost to replace the building.

Discussion and Recommendations

The BAR does not consider what the possible new use of the property would be, only whether or not the building merits preservation.

The property owner is responsible for maintaining and repairing a historic property so that it does not fall into a state of disrepair, including: exterior walls and other vertical supports; roofs or other horizontal members; exterior chimneys; exterior plaster or mortar; and necessary waterproofing.

The above criteria indicate that 144 Chancellor Street should not be demolished. The Corner ADC district is an intact area of historic buildings that should be preserved although they may be adapted for other uses. This building could easily be refurbished and incorporated into the plans for expansion of the Delta Zeta property.

Suggested Motion:

Having considered the standards set forth within the City Code, including ADC District Design Guidelines for Demolition, I move to find that the proposed demolition of 144 Chancellor Street does not satisfy the BAR's criteria and guidelines and is not compatible with this property and other properties in The Corner ADC district, and that the BAR denies the demolition as submitted.

City of Charlottesville - Rugby Rd.-University Corner H.D.

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

DHR Idenfication Number: 104-0133-0028

Other DHR Number: 104-70 Property Date(s) 1905 ca

PROPERTY NAMES
144 Chancellor Street

EXPLANATION
Address-Current

County/Independent City: Charlottesville
State: Virginia
Magisterial District:

Tax Parcel: 9-108-B

USGS Quad Map Name: CHARLOTTESVILLE WEST

UTMs of Boundary:
Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
144 -	Chancellor Street	Current

Vicinity: Town/Village/Hamlet: Charlottesville

Name of National Register Historic District:
Rugby Road-University Corner Historic District
Name of DHR Eligible Historic District:

Name of Local Historic District:

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:
On small sloped lot, dropping to paved parking lot at rear; two medium to large-sized deciduous trees in shallow front yard.

Ownership: Private

NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Single Dwelling	Historic

TOTAL: 1
Historic: 1
Non-Historic: 0

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Chimney	1	Interior	Brick	
Cornice	0	Boxed	Wood	
Foundation	0	Piers w/ infill	Brick	
Porch	1	1-story, 1-bay	Wood	
Roof	0	Gable	Asphalt	Shingle
Walls	0	Frame	Wood	Sided
Window(s)	0	Sash, double-hung	Wood	Four-over-four
Window(s)	0	Sash, double-hung	Wood	Six-over-six

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling
Primary Resource? Yes
Estimated Date of Construction: 1905 ca
Source of Date: Site Visit/Written
Architectural Style: Other
Description:
Small vernacular frame cottage with gable roof, and intersecting gabled section, two bays wide, projecting on northwest end of front facade; gables contain pointed-arched louvered ventilation openings. One-bay, one-story gabled entrance porch. Foundation, with raised rear, consists of brick piers with concrete block infill.

Condition: Good-Excellent
Threats to Resource: None Known

Additions/Alterations Description:
This building has been remodelled, including the addition of siding, and reconstruction of the entrance porch, in the same size as the original which appears to have been added between 1913 and 1920.

Number of Stories: 2.0
Interior Plan Type:
Accessed? No

Interior Description:

Relationship of Secondary Resources to Property:
None

DHR Historic Context: Domestic
Education

Significance Statement:
This building was apparently built c. 1905, perhaps as a school, which is the function it was performing in 1907. In 1913 it continued as a school but by 1920 it was vacant; by 1929 it had become a dwelling, and continued as such through 1969. It now functions as part of the Delta Zeta Sorority, which also uses the dwelling at 150 Chancellor Street (VDHR resource no. 104-133-66), immediately to the northeast (Sanborn 1913, 1920, 1929, 1941; O'Dell 1983). This resource offers an example of a small vernacular building, probably not originally built for domestic use, but to serve the residents in the area as a school. It is therefore an important contributor to the historic district, able to add another dimension to its architecture.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14643	23 -	3/ 2/1996
B&W 35mm Photos	14643	26 - 27	3/ 2/1996

BIBLIOGRAPHIC DATA

Sequence #: 1.1 Bibliographic Record Type: Survey, Other
Author: O'Dell, Jeffrey M.
Citation Abbreviation:
Virginia Historic Landmarks Commission (VHLC) Survey
Notes:
Sept. 1983. VDHR Archives.

Sequence #: 1.2 Bibliographic Record Type: Map
Author: Sanborn Map Company
Citation Abbreviation:
Sanborn Fire Insurance Maps, Charlottesville, VA
Notes:
Published by Sanborn Map Company, 1907, 1913, 1920, 1929, 1941, 1969.
University of Virginia Library Government Documents.

Sequence #: 1.3 Bibliographic Record Type: NRHP Form
Author: O'Dell, J.M., w/Charlottesville Community Development staff
Citation Abbreviation:
Rugby Road-University Corner Historic District NR Nomination
Notes:
1984. VDHR Archives.

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 3/ 2/1996
Cultural Resource Management Event: Reconnaissance Survey
Organization or Person: Smead, Susan E.
ID # Associated with Event:
CRM Event Notes or Comments:

MAILING ADDRESS

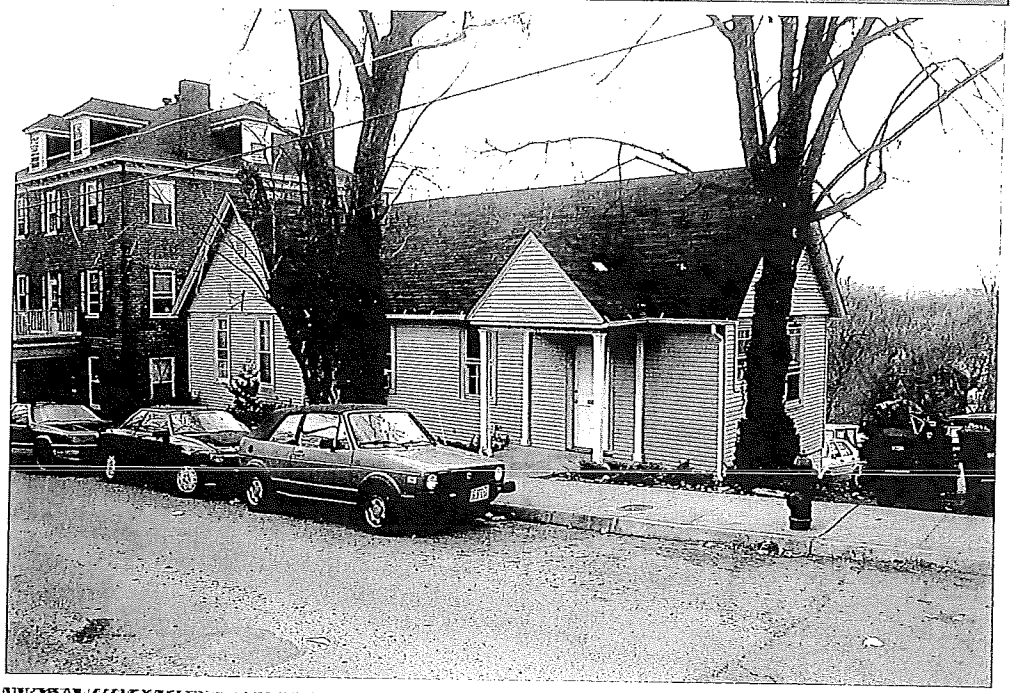
Honorif:
First :
Last :
Suffix :
Title :
Company: Lambda Delta of Delta Zeta Housing Corp.

Address: 1932 Arlington Blvd., #117

City : Charlottesville State: VA
Zip : 22903- Country: USA
Phone/extension:

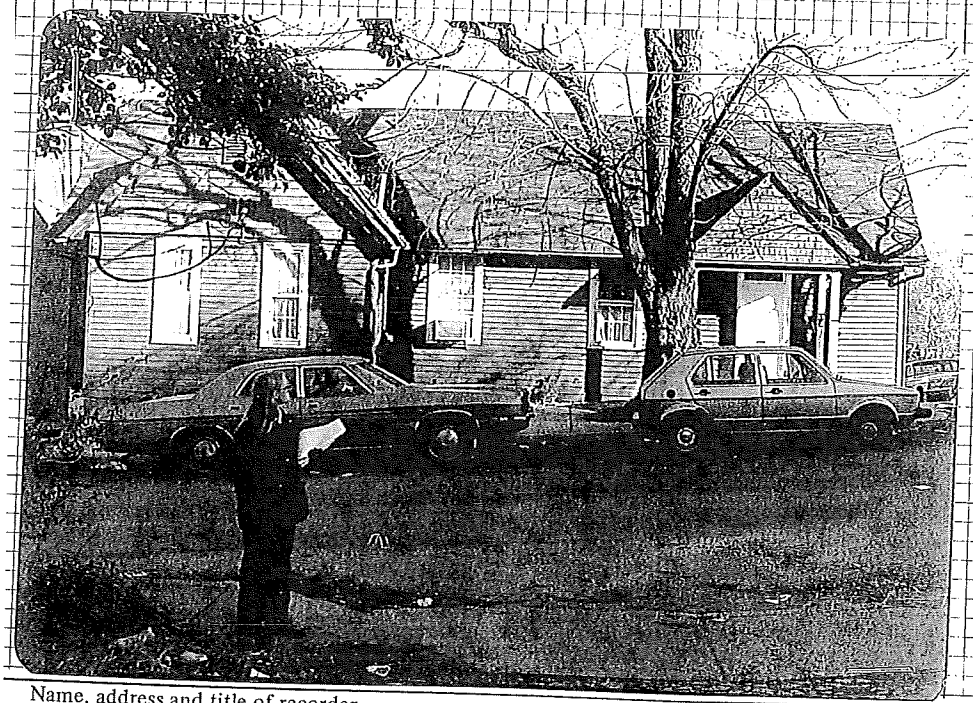
Individual Category Codes:

Mailing Address Notes:



03/1996

Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)

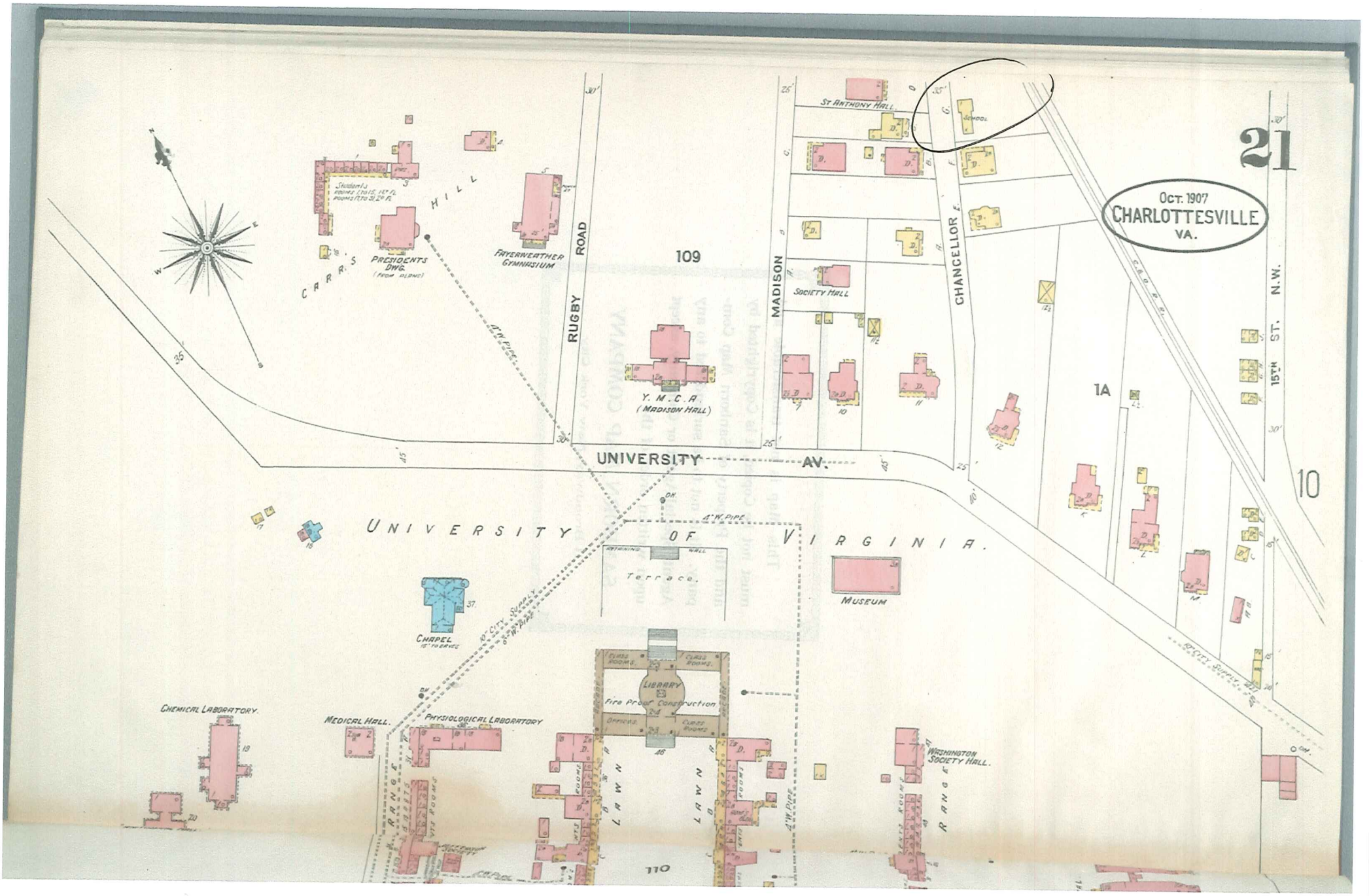


Name, address and title of recorder

B.L. Bosher U. of Va Grad. Student

Date

3-7-80


21
OCT. 1907
CHARLOTTESVILLE
VA.
UNIVERSITY OF VIRGINIA.
UNIVERSITY AV.
RUGBY ROAD
MADISON
CHANCELLOR E
15TH ST. N.W.
CARR'S HILL
PRESIDENTS DWG.
(FROM PLANS)
FAYERWEATHER GYMNASIUM
Y. M. C. A.
(MADISON HALL)
ST. ANTHONY HALL
SOCIETY HALL
SCHOOL
109
1A
10
110
Terrace.
MUSEUM
CHAPEL
15' TO EAVES
LIBRARY
Fire Proof Construction
CLASS ROOMS.
OFFICES.
LAWN
RANGE
CHEMICAL LABORATORY.
MEDICAL HALL.
PHYSIOLOGICAL LABORATORY
WASHINGTON SOCIETY HALL.
4" W. PIPE
10" CITY SUPPLY
6" W. PIPE
GRADING WALL

scanned

Board of Architectural Review (BAR)
Certificate of Appropriateness

RECEIVED
JUN 25 2013
NEIGHBORHOOD DEVELOPMENT SERVICES

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.
For a new construction project, please include $375 application fee. For all other projects requiring BAR approval, please include $125 application fee. For projects that require only administrative approval, please include $100 administrative fee. Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 4 p.m.

Owner Name Delta Zeta National Housing Corporation Applicant Name Eric Amlmann AIA

Project Name/Description Della Zeta Annex Parcel Number 104-133-28

Property Address 144 Chancellor Street, Charlottesville, VA

Applicant Information
Address: 206 5th St. NE, Charlottesville, VA 22902
Email: eamlmann@dgparchitects.com
Phone: (W) 434-977-4480 (H)
FAX: 434-296-8720

Property Owner Information (if not applicant)
Address: 202 East Church Street, Oxford, OH 45056
Email: jjg@dzshq.com
Phone: (W) 513-523-7597 (H)
FAX: 513-523-1921

Do you intend to apply for Federal or State Tax Credits for this project? No

Signature of Applicant
I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Signature 6/24/2013 Date

Eric W. Amlmann, AIA 6/24/2013
Print Name Date

Property Owner Permission (if not applicant)
I have read this application and hereby give my consent to its submission.

Signature 6/24/13 Date

John Gottschall 6/24/2013
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):
Demolish and remove structure, leaving existing parking in place. Construct new building of similar scale and character within 12 to 24 months.

List All Attachments (see reverse side for submittal requirements):
Cover letter, site plan, photographs, building assessment, engineers report.

For Office Use Only
Received by: D. Eubanks
Fee paid: 125.00 Cash/Ck. # 19690
Date Received: 6/25/13

Approved/Disapproved by:
Date:
Conditions of approval:

DALGLIESH GILPIN PAXTON ARCHITECTS
ARCHITECTURE + HISTORIC PRESERVATION + PLANNING + INTERIOR DESIGN

Robert L Paxton AIA
Eric W Amtmann AIA
Roger L Birle AIA

Mark T Bittle AIA
Joseph J Chambers AIA
Shawn A Mulligan AIA
John Peterson AIA

R David Craig
Director Interior Design

June 25, 2013

City of Charlottesville
Board of Architectural review
c/o Mary Joy Scala, BAR Administrator
PO Box 911
Charlottesville, VA 22902

RE: Certification of Appropriateness for Demolition
Delta Zeta Annex
144 Chancellor Street
Charlottesville, VA

Dear Members of the BAR,

On behalf of Delta Zeta National Housing Corporation, Owner of the Delta Zeta Annex, we have performed a complete economic and structural feasibility study for rehabilitating or reusing the structure. Our findings conclusively support the proposed demolition.

The Annex was apparently built c.1905, perhaps as a school, which is the function it was serving in 1907. By 1920 the building was vacant. Between 1929 and 1969 the building served as a dwelling, most often a rental property. The building is not listed on the National Register of Historic Places or the Virginia Landmarks Register, but is a contributing structure to the University Corner Historic District. The architecture could be described as a vernacular frame cottage. Any characteristic architectural features have been destroyed or heavily obscured by past removals and renovations. The building is currently vacant, and is structurally unsound for any form of occupation.

Please refer to the following documents attached to this letter:

- Building Inspection Report, performed by a Certified Building Inspector
- Structural Condition Assessment, performed by a Structural Engineer
- Existing Condition Photography
- 1979 Site Plan
- 1:100 Plat
- Neighborhood Site Plan
- Department of Historic Resource Reconnaissance Survey Form
- *Charlottesville Architectural Design Control District Design Guidelines, Chapter VII, Section B: Demolition of Historic Structures*

Building Inspection Report

Several items in the Building Inspection Report are highlighted in the attachment, and excerpted below:

- Budget for the total replacement of the asphalt roof shingles, the flashings and gutters.
- Windows were seen as being in generally debilitated condition. Budget for extensive reworking or replacement.
- Heavy decay was noted in the front porch support columns. These need to be replaced.

- The structure is leaning heavily. The existing foundation has failed and will require significant reinforcement or total replacement. The structure should be considered unsafe in its current condition.
- Extensive decay and termite damage were observed in girders, joists, sills of the floor system. Extensive repairs will be needed.
- Total plumbing system replacement recommended.
- Total electrical system replacement recommended.
- Total insulation system replacement recommended.

Structural Condition Assessment

Several items in the Structural Condition Assessment are highlighted in the attachment, and excerpted below:

- Observed displacement, cracking, settlement and rotation of the existing exterior foundation walls and interior piers. The front foundation wall is severely cracked. Significant inward deflection or bowing of the wall is evident. The rear foundation wall and interior brick piers are out of plumb and leaning toward the rear.
- The foundation walls should be removed and replaced.
- Observed areas of significant decay in the wood floor joists.
- Main level floors appear to sag and there is significant cracking in the interior supported plaster partition walls.
- All decayed or insect damaged floor framing should be replaced.
- The roofing is in poor condition and there are several areas of significant water leakage into the building. These conditions have caused decay in roof rafters and have damaged wall framing below.
- Summary: Noted many areas of concern that include excessive floor framing deflection, cracking in walls, questionable floor support due to decayed framing, and settlement and movement of the foundations. In our opinion, the most significant structural concern is the stability of the foundation walls. Lateral soil pressures have displaced and cracked the walls and caused a generalized movement of the building as indicated by the leaning piers and rear wall. Over time, these movements are likely to continue and could eventually lead to a failure.
- Conclusion: These repairs would be extensive, and could exceed the cost of replacing the entire building.

Economic Assessment

We have experience with rehabilitation and reconstruction of similar historic structures, including those in a similar state of disrepair and structural failure. We estimate the cost to perform the structural rehabilitation detailed above to be in excess of $350,000. This includes removing decayed and insect damaged materials, reinforcing the floor joists, walls, and roof, raising the structure to permit removal of the failed foundation, construction of a new foundation, lowering and reattachment of the structure to the new foundation, and restoring the surrounding grade. This would provide only a structural shell ready to receive a new and/or rehabilitated exterior envelope, doors and windows, interior finishes, MEP systems, and finished site. Therefore, we estimate the total cost to fully rehabilitate the building to be in excess of $625,000.

We estimate the total cost to construct a new building of the same size and similar architectural character to be $275,000. This cost estimate is in agreement with the structural engineer's estimate that structural repairs could exceed the cost of replacing the entire building.

Relevant standards, review criteria, and guidelines in the *Charlottesville Architectural Design Control District Design Guidelines, Chapter VII, Section B: Demolition of Historic Structures* are summarized as follows:

Standards for Considering Demolitions and Movings, Section 34-278

a. The historic, architectural, or cultural significance of the Delta Zeta Annex are as follows:
   1. The building was apparently built c.1905.
   2. The building is not listed on the National Register of Historic Places or the Virginia Landmarks Register, but is a contributing structure to the University Corner Historic District.
   3. The building is not associated with a historic person, architect or master craftsmen, or with an historic event.
   4. The architectural character of the building is quite common, a vernacular frame cottage, and does not represent an infrequent or first or last remaining example within the city of a particular architectural style or feature.
   5. The building is not a particularly distinctive design, and could easily be reproduced.
   6. Distinguishing characteristics, qualities, features and materials have been destroyed or heavily obscured by past removals and renovations.

b. The building is a contributing structure to the University Corner Historic District, and it is surmised the building served as a school for roughly a fifteen year period from c.1905-1920. However, this period is not otherwise associated with a historic person, architect, master craftsmen or event, thus the historic linkage to the district is limited.

c. The building is in an overall state of severe disrepair and structural failure as indicated by two independent studies performed by a Certified Building Inspector and Structural Engineer.

d. Features or materials that are significant to the property's historic, architectural, or cultural value have been destroyed or heavily obscured by past removals and renovations. However, should items of this nature be discovered during removal, consideration will be given to their preservation.

e. Proposed design of any future improvements will comply with the BAR Design Guidelines for the University Corner Historic District.

Review Criteria for Demolition

1. See above for *Standards for Considering Demolitions and Movings, Section 34-278.*
2. The public necessity is currently not served by the existing vacant structure which is structurally unsound for any form of occupation.
3. The public interest would be served by a modernized and well maintained building at 144 Chancellor Street.
4. Relocation of the structure is possible, but would be subject to the same issues as rehabilitation in situ.
5. Given the unsound structural condition of the building and absence of significant historic materials, the proposed demolition would positively affect the character of the historic district.
6. The reasons for demolishing the structure are structural failure, prohibitive cost of structural rehabilitation, absence of distinguishing characteristics and materials, and absence of historic significance.
7. A professional economic and structural feasibility study for rehabilitating or reusing the structure has been performed, and supports the proposed demolition.

Guidelines for Demolition

1. Preferable alternatives for relocating or rehabilitating the structure in situ have been exhausted.
2. The building has been thoroughly documented through photography.

3. The Owner intends to reconstruct a similar size building of similar architectural character complying with BAR Design Guidelines within 2 years, and will maintain the empty lot in a manner consistent with other open spaces in the districts.

On behalf of the Delta Zeta National Housing Corporation, thank you for consideration of our application.

Sincerely yours,

DALGLIESH GILPIN PAXTON ARCHITECTS

By _____
Eric W. Amtmann, AIA

EWA/vaj

January 8, 2010

Partial Building Inspection Report

Delta Zeta Annex
144 Chancellor St.
Charlottesville, Va.

Prepared For: Douglas Gilpin, FAIA
Prepared By: Martin Quarles

The inspection and report were prepared in a manner consistent with the American Society of Home Inspectors. The inspection and report are prepared for the sole, confidential, and exclusive use and possession of the Client; the inspector accepts no responsibility for use or misinterpretation by third parties. This report is subject to the limitations and exclusions noted in the report and the referenced standards.

This inspection, which was performed during one visit to the property, was limited to visible components on the day of inspection. Exclusions to the report include: Portions of Roofing that were not visible, all HVAC, plumbing, and electrical equipment beyond casual visual inspection, all components and wiring which were not visible or just not inspected. The dwelling is not occupied, and systems are shut off so by default the inspection could not address inoperable systems. Other system limitations will be listed within the specific system report section. I will make just a couple of comments in the report regarding these systems.

This inspection and report are not intended to address the possible presence or danger from asbestos, radon gas, lead paint, urea formaldehyde, toxic, or flammable chemicals, water or airborne related illness or disease (including but not limited to mold and other potential allergens), and all other similar or potential harmful substances. The client is urged to contact a reputable specialist if information, identification, or testing for the above is desired.

The inspection/report is not a certification of any kind. The Inspector shall not be construed as insuring against any defects or deficiencies not contained in the inspection report and subsequently identified by the client. The inspection is not an insurance policy or a warranty. The subject property is not new and the condition of the components is relative to their actual or perceived age.

This report should be considered supplemental to the other reports prepared by Steve Barber, Structural Engineer, and Douglas Gilpin, Architect.

Photos will be included on a CD.

MAJOR SYSTEMS REPORT

I: ROOFING SYSTEM: I need to inform the reader that I made a casual visit to the property on January 2, 2010. This was just to acquaint myself with the location. Comments will be added below regarding that visit.
Limitations to the Roof inspection include the heavy snow cover that obscured portions of the roof, and the steepness. The roof was inspected from the ground only.

1. The roof covering is of asphalt shingles. On my first visit on 1/2/10 there was a large gaping hole in the roof at the right rear (southeast corner). On my formal visit on 1/8/10, this had been repaired.
2. There is evidence of another large recently done repair at the left rear northeast corner).
3. Despite these repairs, the shingle roof is in very poor condition, and numerous defects could be observed. These include: Loose and missing shingles, heavy moss build up, lifted nails, heavy erosion on the old shingles, etc. This roof should be considered at the end of its life.
4. Flashings are galvanized. These were only partially visible due to snow. Rust and tar repairs were noted where visible at the pipe and chimney flashings. Assume these need to be replaced.
5. Gutters are galvanized metal. These are debris choked and the inspection was limited. My overall impression is that the gutters are in poor condition. Sagging, leaking noted. Loose downspout noted at rear.
6. Ventilation of the roof system is via gable vents. If the building is retained and re-roofed, I would recommend adding additional ventilation such as a ridge vent.
7. RECOMMENDATIONS: Budget for the total replacement of the asphalt roof shingles, the flashings, and the gutters.

II: EXTERIOR:

1. General Items: The exterior has recently been "re-done". This includes:
   -The siding is vinyl. It is relatively new and in good condition as visible. One note is that the grading at the front (west elevation, facing Chancellor St.) is such that the siding is below grade, which may also indicate that the wood floor system is below grade. This condition should be corrected.
   -The majority of the trim is a mix of new materials, vinyl (corners, j-channel, soffits), and aluminum which wraps most of the other elements such as fascia, rake moldings, window and door trim.
   -Generally these materials appear in very good condition.
   -The remaining trim and other elements such as porch ceilings are wood, heavy paint failure was observed.

2. Windows are single glazed double hung style. These were seen as being in generally debilitated condition with paint and glazing failure. Budget for extensive re-working or replacement.
3. Storm windows are in overall only fair to poor condition, damaged and missing components were observed. Replace these or remove with the installation of new windows.
4. Doors. The first floor doors are in fair condition as visible. Weather-stripping needs repair. Painting needed. The ground floor/basement door is in fair to poor condition. Repair or replace this.
5. Front porch: Heavy decay was noted in the support columns. Assume these need to be replaced.
6. Rear porch: One of the block columns was observed to have separated/rotated at the base and at the top. Consult an engineer re this. The porch ceiling has heavy paint failure. The pressure treated stairs are aging, similar for the railings and flooring. Budget for replacement of all.
7. Vines have a strong hold on parts of the exterior. These are invasive and destructive, and should be removed. These have grown in the interior of the building!
8. Exterior Block and Brickwork: See Section III.
9. Site Elements: Exterior grading and drainage need attention. The parking lot on the east side/rear was snow covered and was not inspected. The front walk along Chancellor St. was snow covered and was not inspected.

III: STRUCTURAL: My comments are for reference, but for a true sense of the buildings structural condition the reader should consult the report prepared by Steve Barber, PE. All structural inspections are limited by access, visibility, insulation, etc. In general this access was fair to poor.

1. The structure is wood framed, with an attic, and is on a crawlspace.
2. The foundation is of brick and brick piers. It appears that the front (west) wall may be original. The piers are also assumed to be original. Between the exterior piers on the N and S sides of the building block walls have been inserted. The structure is leaning heavily. This is readily visible from the exterior or from the crawlspace level. The front wall of the foundation is cracked and bulging inward badly. It should be assumed that the existing foundation has failed and will require significant reinforcement or total replacement. Consult an engineer for ideas on the repairs to this very important element. The structure should be considered unsafe with the foundation in its current condition.
3. Evidence of water intrusion was visible. This should be analyzed further and the problem corrected. Grading should be done to remove water from the structure, and to minimize the hydrostatic pressure on the front foundation.
4. Extensive decay and termite damage were observed in girders, joists, sills of the floor system. Further analysis needed. Assume extensive repairs will be needed.

5. The attic was only semi accessible, with no flooring to be able to fully traverse the area. This space was inspected from the access scuttle only. The rafters are 2 x 6. The ceiling joists are 2 x 8. The recent roof repair noted in Section I also involved structural repairs to the roof rafters and sheathing. These repairs appeared well done. There is an abandoned chimney visible from the attic; it has been terminated below the roof. There is at least one rafter which bears on this chimney. I recommend removal of the chimney and providing proper bearing for this rafter. No other defects were noted structurally based on very limited visibility in the roof system. Further analysis is recommended. An engineer may recommend the addition of collar ties to this roof system.

IV: PLUMBING SYSTEM:

1. The water was off at the time of inspection, so my inspection was visual only. Any time a building is unheated, there is a risk it will have freeze damage. I could not ascertain if this had occurred.
2. Water and sewer are municipally supplied.
3. The incoming service enters in the crawl space. This is a galvanized line. Budget to replace this line all the way to the meter.
4. The main shut off is located in the crawlspace.
5. There is a lot of abandoned piping visible.
6. The current supply piping is a mix of pex (a type of plastic), copper and galvanized. Waste lines are galvanized, PVC, and cast iron. The age and visual condition of the visible plumbing lead me to the conclusion that all plumbing should be replaced. Evidence of leakage and corrosion were seen.
7. The fixtures could not be checked. The visible condition of these is poor. Some are absent. Budget to replace all.
8. The gas water heater was off at the time of inspection, condition is unknown. It is old. Budget for replacement.
9. In short, I recommend a total plumbing system replacement.

V: ELECTRICAL SYSTEM: The electrical system was inspected on a visual basis only

1. The main panel is in the crawlspace.
2. The service ampacity is small for a building of this usage.
3. There is visible knob and tube wiring in the attic. It is unknown if this is active or not.
4. The bulk of the visible wiring is metallic cable (BX) or Romex (plastic coated wire).
5. The panel and much of the metallic cable in the crawlspace is badly rusted.
6. I recommend a total system replacement for the Electrical System.

VI: HEATING SYSTEM: This system was only briefly inspected.

1. The building is heated by a hot water boiler.
2. This boiler was not in operation. The visible condition is poor. The code official tag attached indicates a date of 1986 (I believe). I would recommend that it be assumed that this boiler should be replaced. Power was on to the circulator pump on the day of inspection, but it appeared to be "stopped". We turned the power off to this pump at the circuit breaker panel.
3. The building was unheated. Any hydronic heating system in an unheated building is subject to freeze damage. This system needs to be carefully reviewed to see if there has been freeze damage. Baring that, the piping and cast iron radiators could be quite serviceable going forward.
4. There are two chimneys. One is abandoned and terminates below the roof. However it is still open at the crawl, closure/removal is recommended. The other chimney serves the boiler. It could not be inspected internally, but its visible condition above the roof is poor. Future heating equipment may not require a masonry chimney, but it may want to be retained for architectural reasons. In any future usage, it needs repair or replacement.
5. There is no functional fireplace. A decorative mantle is there, but with no firebox.
6. There is an electric heater in one bathroom. It was not tested. Assume it should be removed.

VII: COOLING SYSTEM: There is no central cooling. This should be added for future residential usage. There is adequate room in either the attic or the crawlspace for the equipment and ductwork. The existing window units were not tested. It should be assumed these are not functional, or if they are that they are inadequate to provide uniform cooling in a building of this size and ceiling height.

VIII: INSULATION: Insulation visibility was limited.

1. The visible insulation seen at the attic level is blown in cellulose. The level is not close to the recommended level of R-38
2. Floor insulation is fiberglass batts. This is in generally poor condition. Much is loose, missing, fallen.
3. There was no visible wall insulation. Level unknown.
4. I would assume that the building needs a full insulation package before being put back into service.

IX: INTERIOR: This was only briefly inspected and will not be discussed in any significant detail. The interior was crowded with trash and stored items. Inspection was quite limited.

1. The overall interior condition is dismal. The recent roof leaks have caused significant plaster failure in walls and ceilings. Other major plaster cracking and failure was visible
2. The wood floors are in very worn condition. They may be salvageable, but this is unknown
3. The vinyl floors are not worth saving.
4. The interior is not close to being ADA accessible. This may not be an issue here, but consideration of accessibility is needed.
5. The kitchen cabinets and counters are in only fair condition.
6. The appliances were not tested. Assume all of these need replacement. There is no range hood. This should be added.

CONCLUSION:
This report should not be viewed as having found all elements with defects or incomplete portions. Further analysis is recommended on multiple systems.
The building is currently uninhabitable and is in very poor condition, with all systems needing major repair or replacement.
I know there is a pull between removal and renovation. I stress that I hope the emphasis is to save the building due to its age, it past usage as a school, etc. It is a tangible link to the architectural past of the University area.

This concludes my report. I hope this report is found useful. I am available for further consultation if requested. My invoice is attached.

Respectfully submitted,

Martin B. Quarles

DELTA ZETA

GRIGG, WOOD, BROWNE

GENERAL NOTES

- SPRINKLER SYSTEM SURFACE MOUNTED
- BUILDING TO BE REWIRED TO CODE
- ALL PLUMBING PIPED TO BE REPLACED
- REUSE PLUMBING FIXTURES KITCHEN & EXISTING MAIN LEVEL BATHROOM ONLY.
- ALL INTERIOR PAINTING BY OWNER
- ALL INTERIOR FLOOR FINISHING (WOOD) BY OWNER
- ALL EXTERIOR GARDEN BY OWNER
- CUT SHEETS ON PLUMBING FIXTURES ELECTRIC FIXTURES APPLIANCES TO BE PROVIDED OWNER & ARCHITECT
- ALL ESTIMATES OF COST ARE FOR DIRECTION OF OWNER & ARCHITECT & WILL BE ADJUSTED THRU CERTIFICATES & CHANGE ORDERS
- ALL NEW MILLWORK WILL MATCH EXISTING
- ALL WORK WILL BE IN ACCORDANCE WITH A.I.A. GENERAL CONDITIONS, B.A.C.A. & N.E.C.
- OWNER TO PROVIDE INSURANCE COVERAGE ON EXISTING BUILDING AND CONTENTS
- CONSTRUCTION START WILL BE

SITE PLAN

OWNER

1979 Site Plan

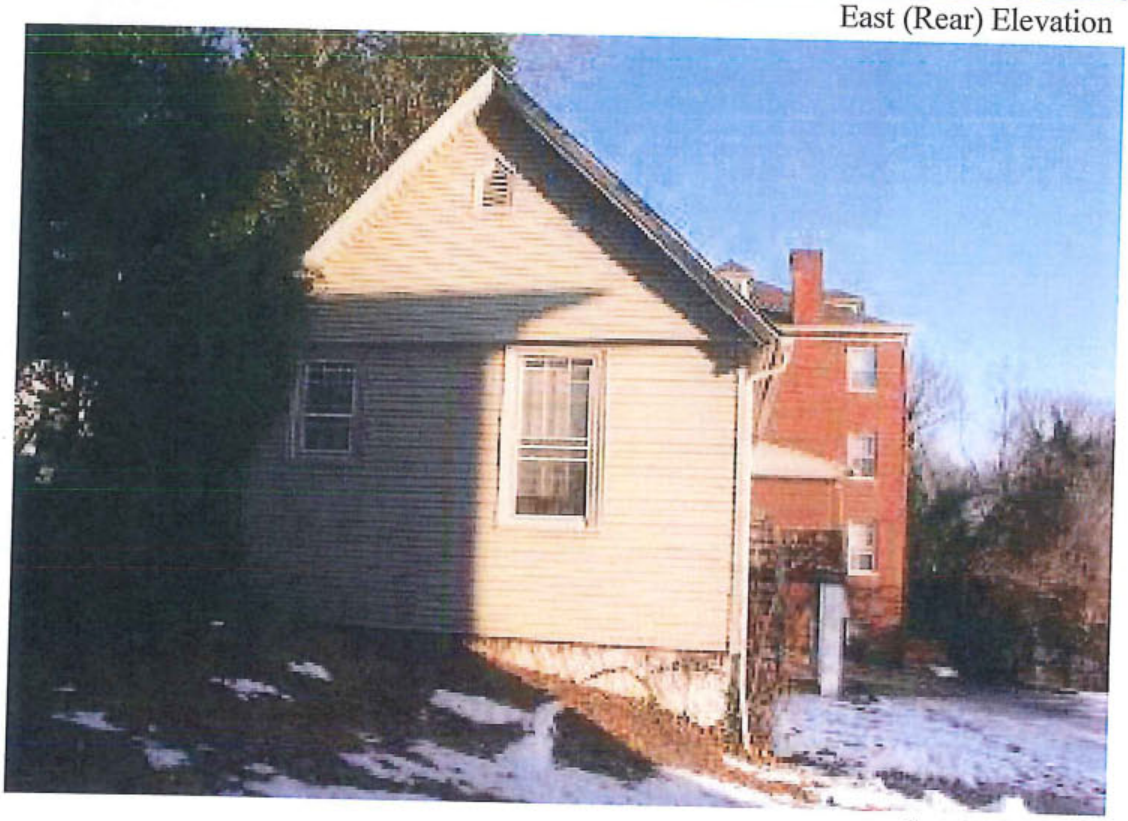
Existing Condition Photography

West (Chancellor Street) Elevation

Northwest Elevation

Existing Condition Photography

East (Rear) Elevation



South Elevation

Existing Condition Photography

Parking Area (Southeast View)

Parking Area (Northeast View)

Existing Condition Photography

Roof Shingles / Patch

Chimney Detail

Existing Condition Photography

Deteriorated Gutter

Typical Window

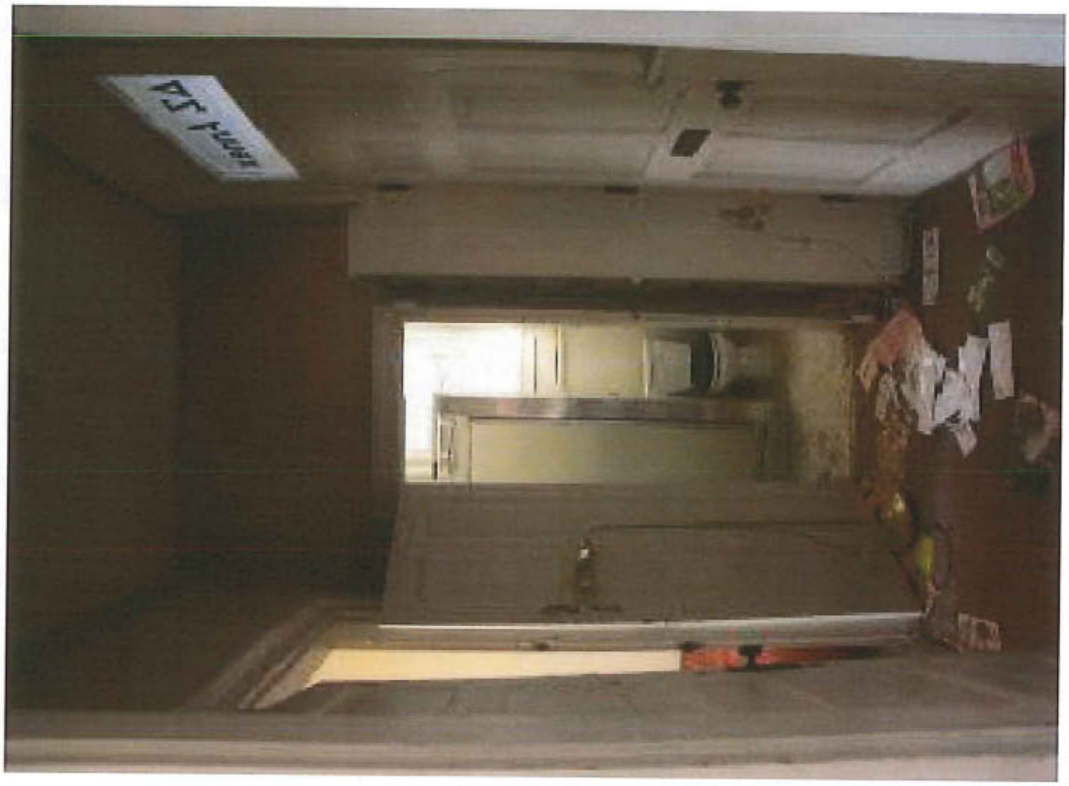
Existing Condition Photography

Deteriorated Post Base

Rear Porch Pier

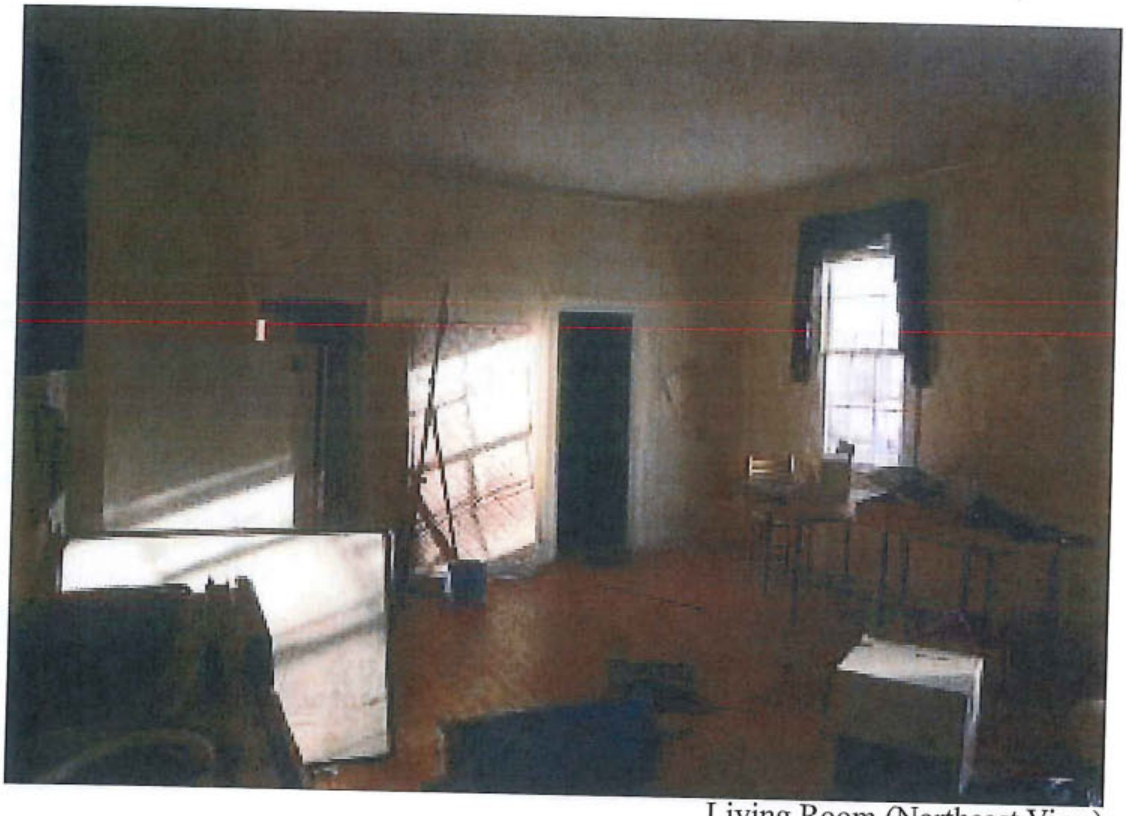
Existing Condition Photography

Original Brick Piers and CMU Infill



Entry Hall and South Bathroom

Existing Condition Photography



Living Room (Northeast View)

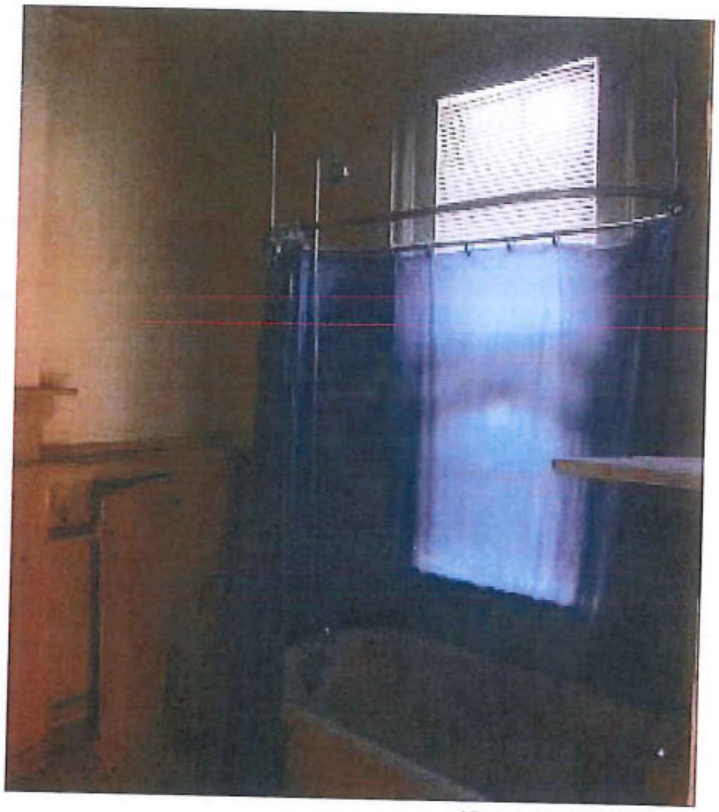
Living Room (Southwest View)

Existing Condition Photography

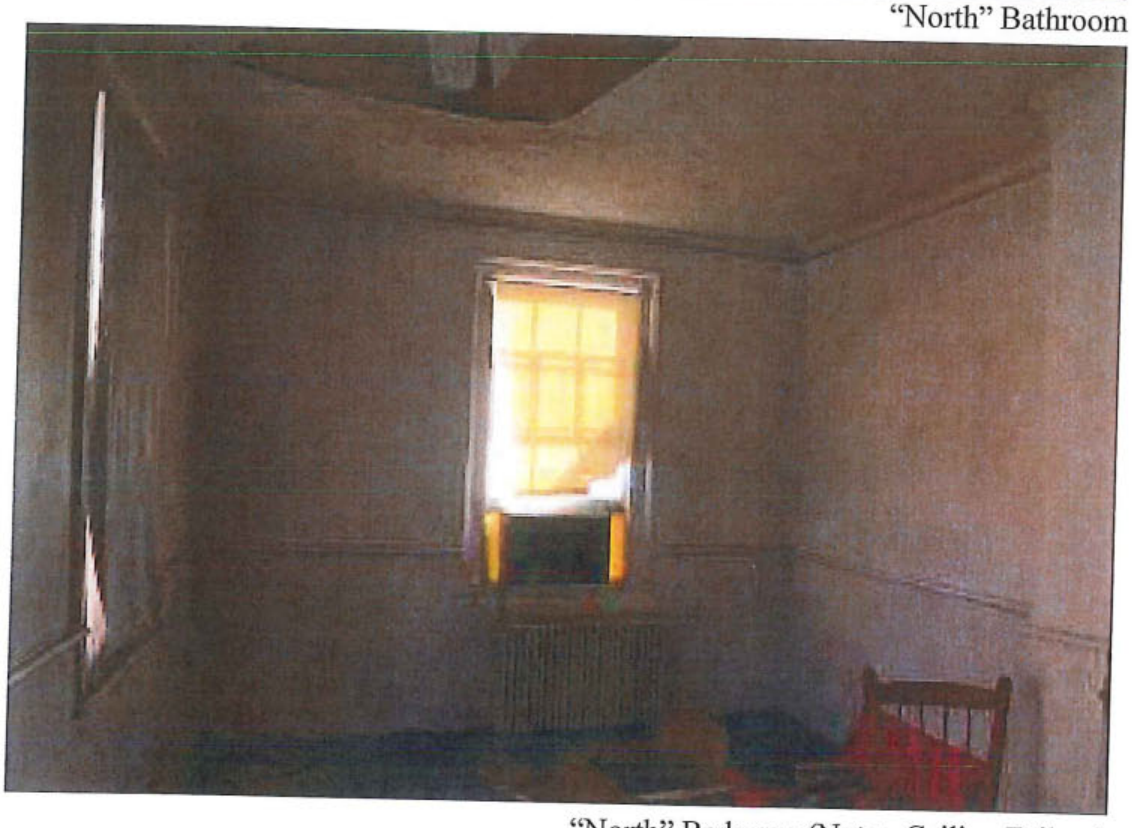
"South" Bedroom and damage

Kitchen

Existing Condition Photography



"North" Bathroom



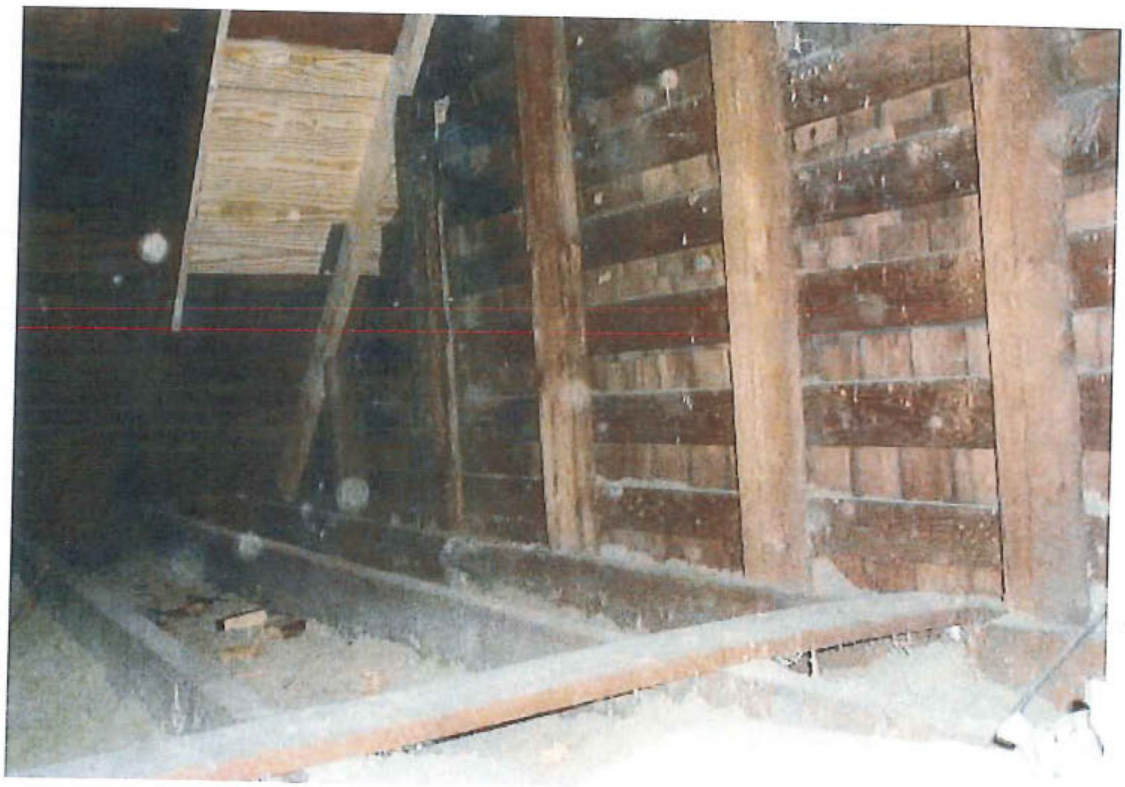
"North" Bedroom (Note: Ceiling Failure)

Existing Condition Photography

Roof Leak / Ceiling Failure

Attic

Existing Condition Photography



Attic / Roof Patch

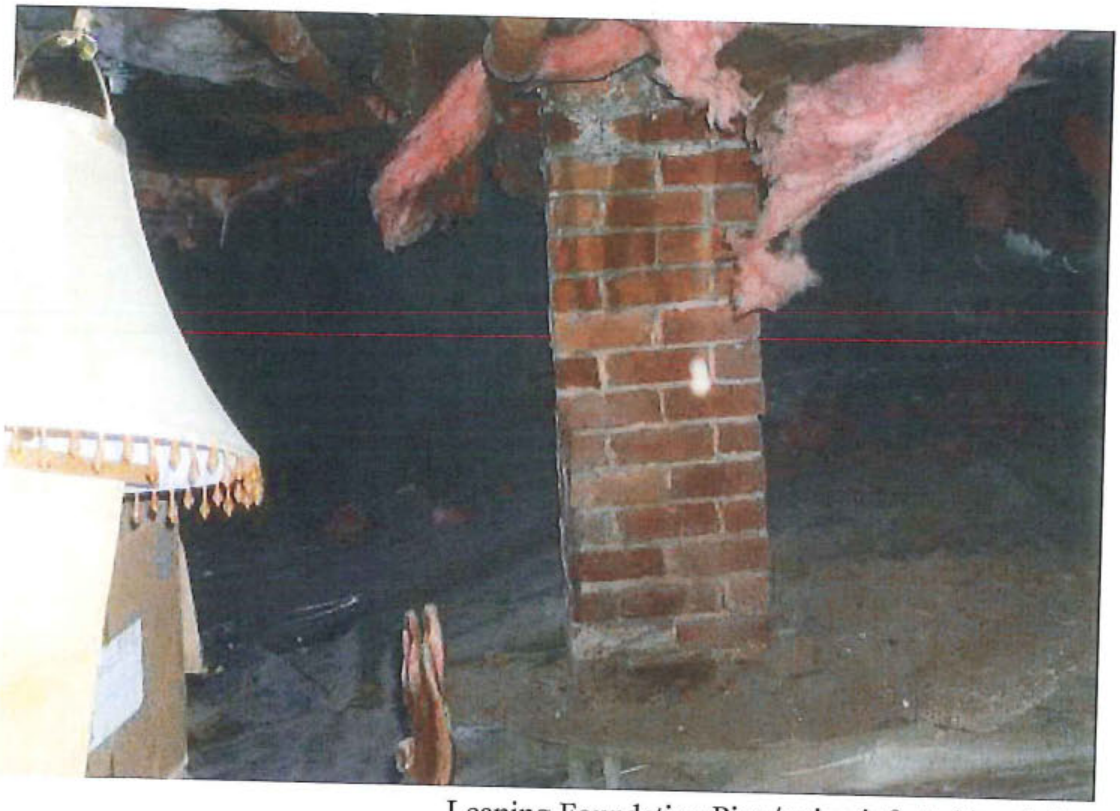
Primitive Floor Patch / Rotten Beam

Existing Condition Photography

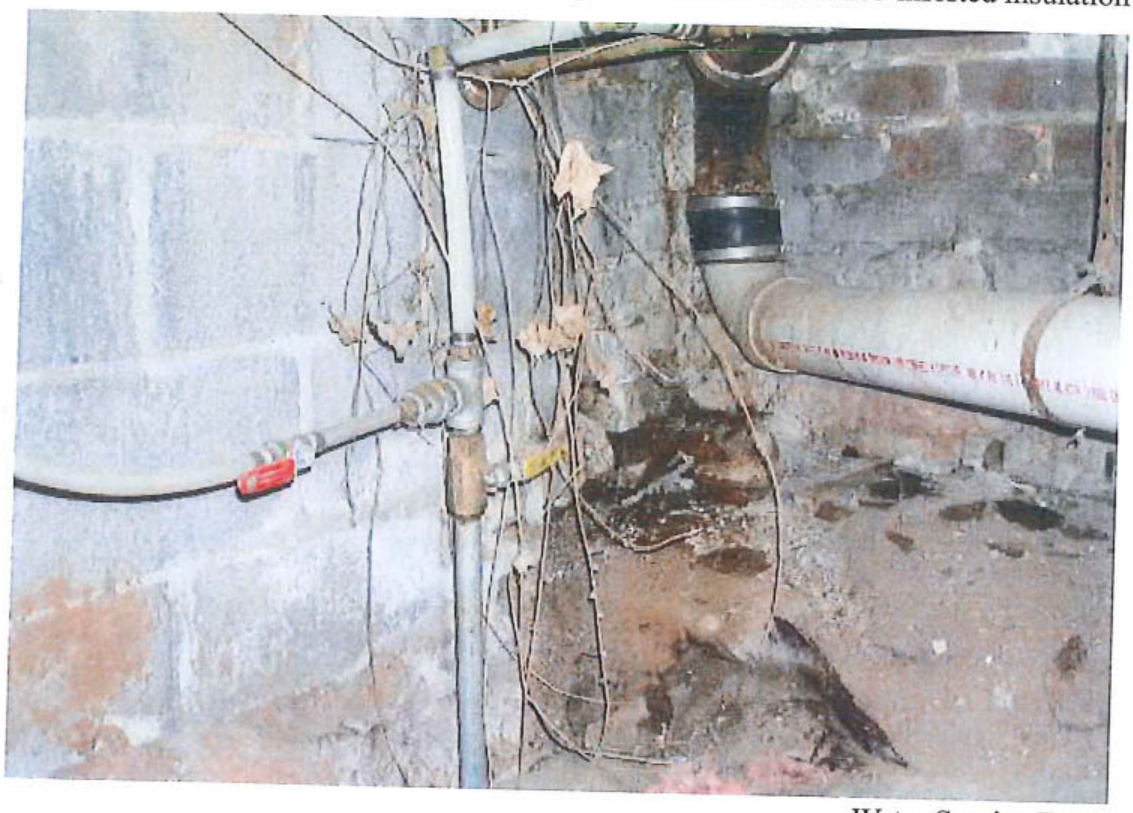
Rotten Flooring

Bulging Foundation Wall at Street Side

Existing Condition Photography

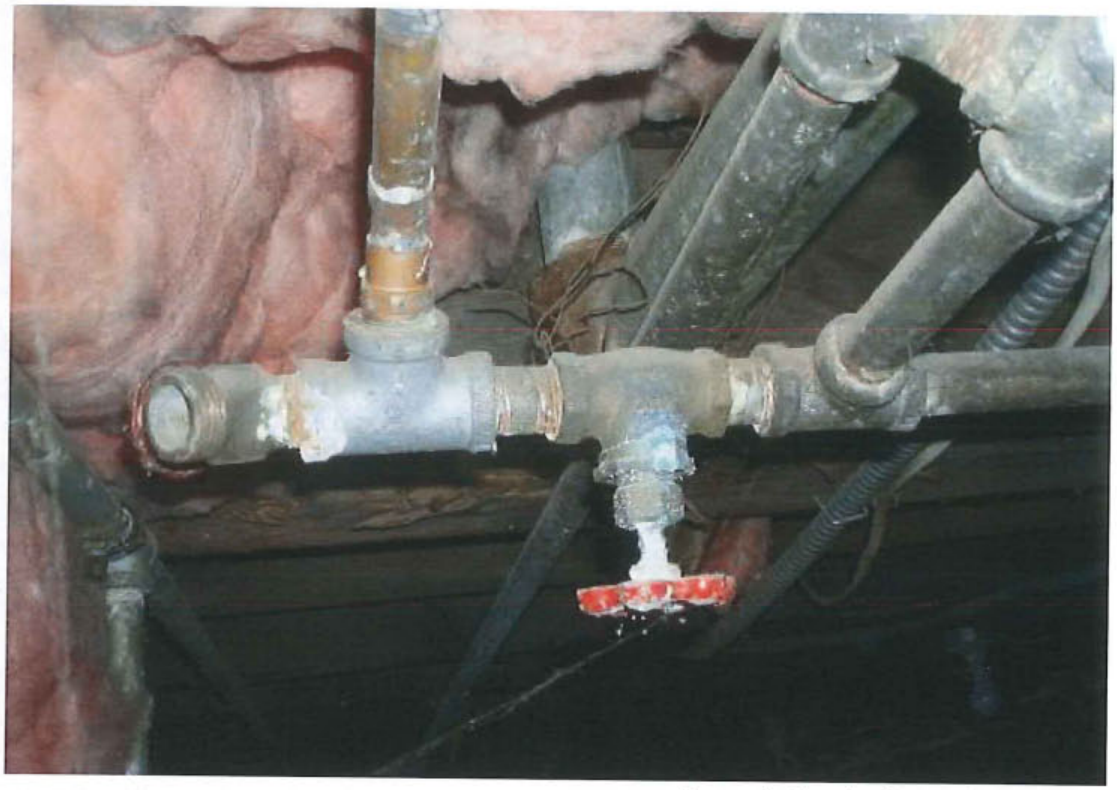


Leaning Foundation Pier / mice-infested insulation



Water Service Entry

Existing Condition Photography



Corroded and mismatched piping

Boiler

Existing Condition Photography

Electric Panel and West Foundation Wall

Electric Heater in Bathroom

Existing Condition Photography

"Knob and Tube" Wiring in Attic

DUNBAR MILBY WILLIAMS PITTMAN & VAUGHAN PLLC
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BETTY M. THOMPSON

DELTA ZETA ANNEX STRUCTURAL CONDITION ASSESSMENT
February 9, 2010

INTRODUCTION

As requested by Dalgliesh, Gilpin & Paxton, PLLC (DGP), we have conducted an initial walk-through structural condition assessment of the Delta Zeta Annex in Charlottesville, Virginia. We visited the site on January 8, 2010. No existing documentation of the structure was available. All information herein is based on field observations, and limited measurements of the structure where it is accessible. No testing, destructive or nondestructive, of the existing building was performed. Representative photos and a developed schematic plan are included with this report.

Structural Condition Assessment

The existing original building is a one-story wood framed structure over a crawl space. It measures approximately 18' x 57' overall. The exterior grade slopes down from the main level at the front to approximately 8' below the main level at the rear. A small wood framed deck provides access to the rear of the building.

Foundations

The building's foundations appear to have originally consisted of multi-wythe brick walls and brick piers. Brick walls along the front retain backfill soils. The original piers along the sides and rear walls have been enclosed with concrete masonry unit walls to form a continuous perimeter foundation wall. Several interior brick piers in the crawl space remain.

We observed displacement, cracking, settlement and rotation of the existing exterior foundation walls and interior piers. The front foundation wall is severely cracked. Stair step and continuous horizontal cracks in the mortar joints are typical along the front wall and significant inward deflection or bowing of the wall is evident. The rear foundation wall and interior brick piers are out of plumb and leaning toward the rear. There is a large tree close to the front foundation wall and the backfill grade along the front wall is not sloped away from the building.

The foundations are in poor condition. Lateral soil pressure, tree root pressure and saturated soils due to poor site drainage have contributed to these conditions. The foundation walls should be removed and replaced. The tree should be removed and the site grading should be corrected to provide positive slope away from the foundation. A foundation drain is not likely present but should be installed.

Main Floor Framing

The main floor joists generally clear span front to back spanning between foundation walls. There is some limited shoring and some areas where floor joists had been supplemented. We also observed some areas of significant decay in the wood floor joists. The main level has a living/dining room, bedrooms, bathrooms and kitchen. From the main level, the floors appear to sag and there is significant cracking in the interior supported plaster partition walls.

Generally, the main level floor joists were measured to be 2"x9½"@16". This size is adequate for a minimum residential floor live load of 40 psf which is satisfactory for a limited occupancy. This framing would be undersized to support partition wall loads or for support of rooms with a higher occupancy such as a party rooms or lounges.

All decayed or insect damaged floor framing should be replaced. A minimum of a double joist should be provided below all interior partition walls, and additional supplemental framing or the addition of interior supports should be provided if a higher occupancy usage is intended for the main floor.

Main Level Walls and Roof Framing

The roof is a simple gable shape with timber rafters. Access to the roof framing was limited. From the exterior, the roof lines appear straight and true with little evidence of displacements. However, the roofing is in poor condition and there are several areas of significant water leakage into the building. These conditions have likely caused decay in roof rafters and have damaged wall framing below.

All decayed and water damaged rafters should be repaired. Inspection and repair of damaged wall and floor framing below these areas should also be performed.

Summary

We noted many areas of concern that include excessive floor framing deflection, cracking in walls, questionable floor support due to decayed framing, and settlement and movement of the foundations. In our opinion, the most significant structural concern is the stability of the foundation walls. Lateral soil pressures have displaced and cracked the walls and caused a generalized movement of the building as indicated by the leaning piers and rear wall. Over time, these movements are likely to continue and could eventually lead to a failure.

We have discussed above repair options for the noted structural deficiencies. These repairs would be extensive, and considering the associated costs with replacement of finishes and other systems, could exceed the cost of replacing the entire building. Whether repaired or replaced, we recommend that these conditions be addressed before there is any long-term occupancy of the building.

The observations and recommendations noted in this report are limited by the available access to the structure during a walk-through survey. Our comments are also limited to the structure only and do not include non-structural items such as waterproofing, finishes, mechanical, electrical and plumbing systems.

We appreciate the opportunity to assist with this building assessment. Please contact our firm if you have any questions about this report.

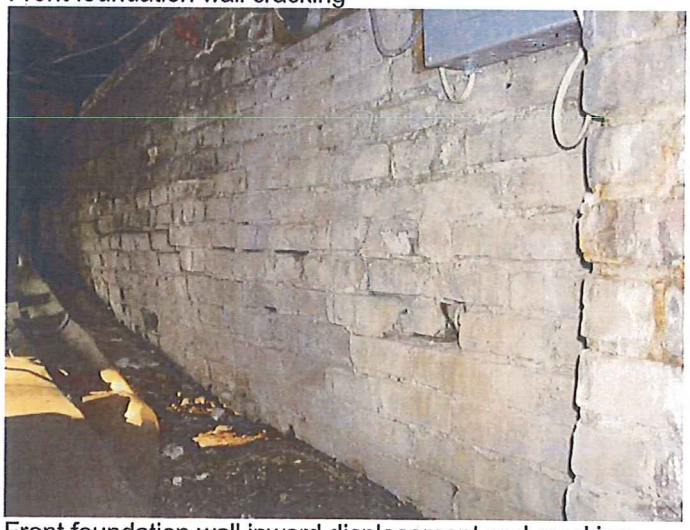
Very truly yours,

Stephen D. Barber, PE

Front elevation

Rear and side elevation

Front foundation wall cracking

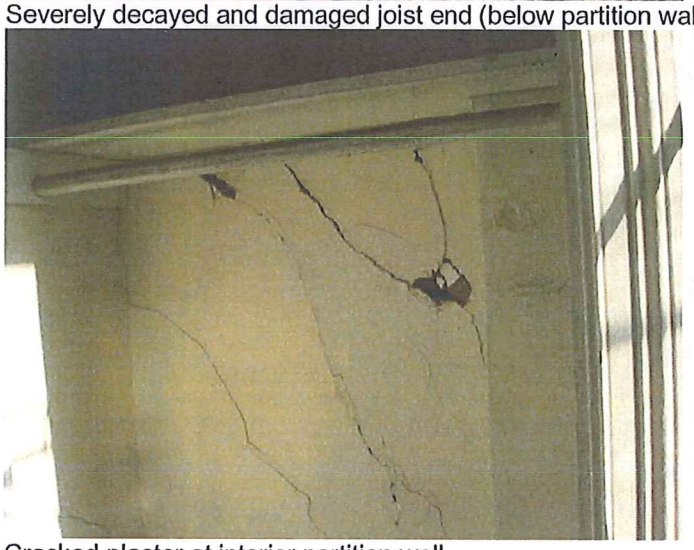


Front foundation wall inward displacement and cracking

Leaning interior brick pier

Decayed floor joist end

Severely decayed and damaged joist end (below partition wall)

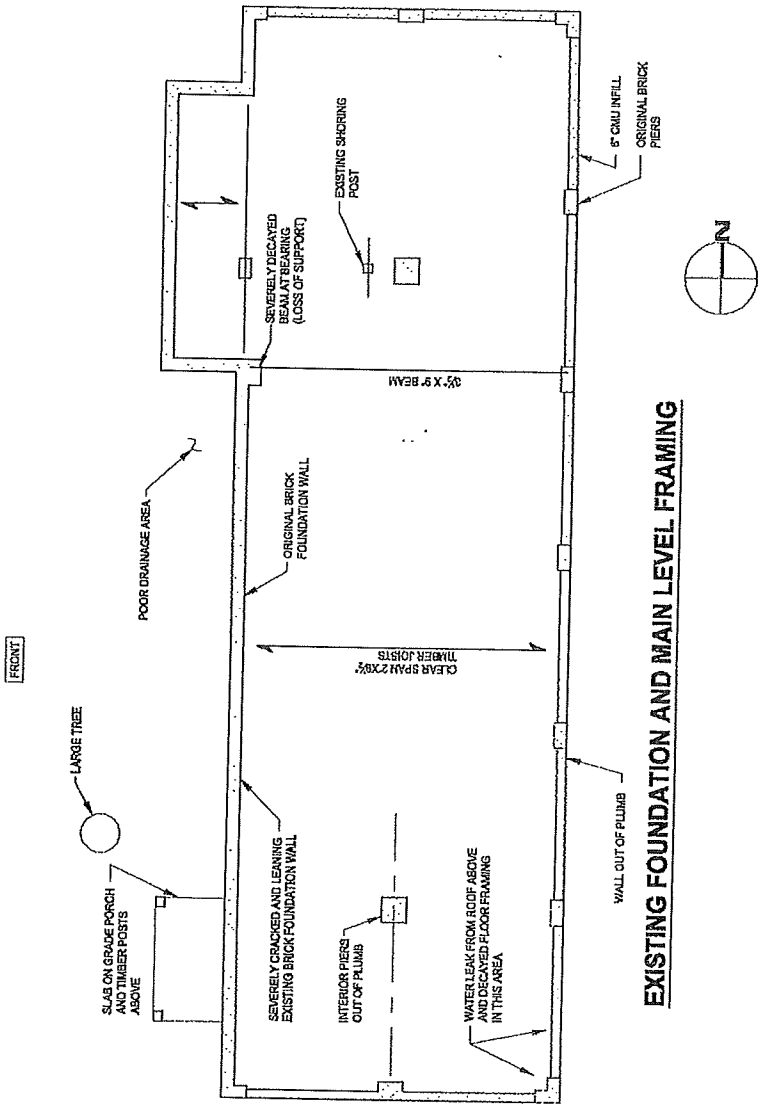


Cracked plaster at interior partition wall

Cracked plaster at interior partition wall

Severe roof leak

Roof leak and potential damage to wall framing.



EXISTING FOUNDATION AND MAIN LEVEL FRAMING

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org

AFFIDAVIT OF MAILING
BAR Meeting July 16, 2013

To File: 144 Chancellor Street (BAR 13-07-03)

I, Deronda Evans hereby certify that I mailed the attached letter, by first class United States Mail, to the addresses attached to this affidavit, no later than by Tuesday ~~June 25~~ July 2, 2013 (14 days prior to the BAR meeting).

Signed:

Deronda Evans

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org

June 28, 2013

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application
BAR 13-07-03
144 Chancellor Street
Tax Map 9 Parcel 109
Delta Zeta National Housing Corporation, Owner/ Eric Amtmann, AIA, Applicant
Demolish building

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, July 16, 2013, starting at 5:30 pm in City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up to 2nd floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through http://www.charlottesville.org If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

BETA ALPHA HOUSE OF KAPPA DELTA SORORITY

P O BOX 4487

CHARLOTTESVILLE VA 22905

ETA ALUMNI INC

DANIEL RINEHART

3293 TWIN HERON CT

FORT COLLINS CO 80528

ST ANTHONY ALUMNI ASSOCIATION INC

PO BOX 400218

CHARLOTTESVILLE VA 22904-4218

UNIVERSITY CHRISTIAN MINISTRIES INC

128 CHANCELLOR STREET

CHARLOTTESVILLE VA 22903

BROCK, JAMES F & BARBARA R, TRUSTEES

1025 WERTLAND STREET

CHARLOTTESVILLE VA 22903

LUDWIG, DALE L & CHRIS A

8 OAK GROVE ROAD

PALMYRA VA 22963

ST PAUL'S MEMORIAL EPISCOPAL CHURCH

1700 UNIVERSITY AVENUE

CHARLOTTESVILLE VA 22903

VIRGINIA OMICRON CHAPTER HOUSE ASSOC HRC, UVA

P O BOX 400218

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MARVIN POER & CO/RAV DEPT

3520 PIEDMONT RD NE STE 410

ATLANTA GA 30305

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CHARLOTTESVILLE VA 22903

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